

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RIBEIRO, RAQUEL G 41 CHESTNUT STREET HYANNIS MA 02601		1 Level	2 Public Water	1 Paved		Description	Code	Assessed	Assessed
			4 Gas			RESIDENTL	1010	398,400	398,400
			6 Septic			RES LAND	1010	135,300	135,300
SUPPLEMENTAL DATA									
Alt Prcl ID Split Zonin BID Parcel ResExpt Q NO APP: #DL 1 LOT 15 #DL 2				Plan Ref. Land Ct# 14034-A (SH 2) #SR Life Estate PP STATU					
GIS ID F_987286_2702350				Assoc Pid#					
						Total		533,700	533,700

801
FY2024
BARNSTABLE, MA

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)					
RIBEIRO, RAQUEL G		33710 3	01-21-2021	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
RIBEIRO, RAQUEL G & BRUNO GIACOMI		31554 0071	09-25-2018	Q	I	350,000	00	2023	1010	352,500	2022	1010	294,800
CAMPBELL, PETER & SUSAN S		1351 1141	11-17-1966	U		0			1010	129,800		1010	96,100
								Total		482,300	Total		390,900
								Total			Total		341,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2020	N5C	NO RESIDENTIAL EXEMPTION	0.00				
Total			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0104			Batch HYAN

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	362,400
Appraised Xf (B) Value (Bldg)	22,200
Appraised Ob (B) Value (Bldg)	13,800
Appraised Land Value (Bldg)	135,300
Special Land Value	0
Total Appraised Parcel Value	533,700
Valuation Method	C
Total Appraised Parcel Value	533,700

NOTES							

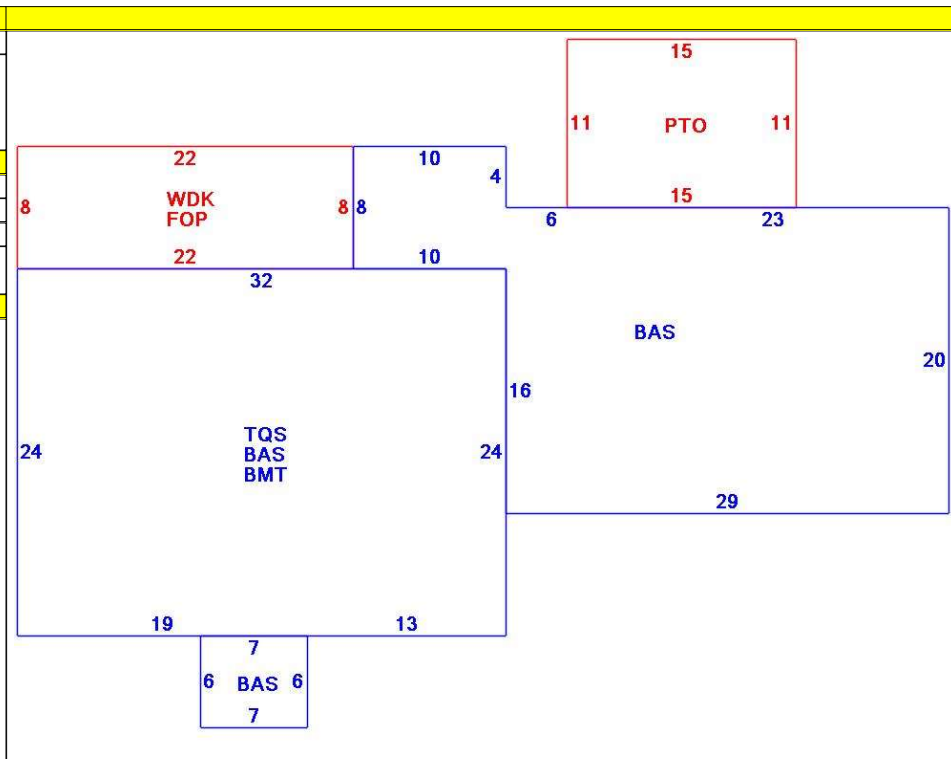
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
EXPR-23-1	01-10-2023	835	Sid/Wind/Roof/	7,900		100			05-05-2020	WD			FR	Field Review
19-591	03-15-2019	804	Addn Alt-Res	4,500	06-30-2019	100	06-30-2019	construction of a balcony on re	08-13-2019	SR	02		02	Bldg Permit Completed
19-55	01-11-2019	822	Insulation	4,791	06-30-2019	100	06-30-2019	Insulation; See Contract	10-30-2017	SR	02		03	Cycl Insp Comp
18-4076	12-27-2018	839	Solar Panel-Re	9,000	06-30-2019	100	06-30-2019	Installations of a safe and cod	07-30-2014	JR	03		16	In Office Review
18-3663	11-21-2018	804	Addn Alt-Res	2,500	06-30-2019	100	06-30-2019	roofing extension back of the h	04-24-2006	PT	02		02	Bldg Permit Completed
88273	11-08-2005	NW	New Windows	5,300	06-30-2006	100	06-30-2006		06-18-2003	PT	02		01	Meas/Est
B27493	02-01-1985	AD	Addition	12,000	10-15-1986	100	06-30-1987	HYDORMER	03-12-2001	PT	01		00	Meas/Listed-Interior Acces

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1010	Single Fam M-0	RB	4	0.290 AC	176,344.00	2.93869	1.0000	5	1.00	0104	0.900		1.0000	466,394.6	135,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod			
Model	01	Residential			
Grade:	C	Average			
Stories	1.75	1 3/4 Stories			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	03	Gable/Hip			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	03	3 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	9	9 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105					
Accessory Apt					
Foundation Alt	08	Mixed			
Rms Prts					
Bath Split	11	1 Full-1 Half			

CONDO DATA				
Parcel Id		C	Owne	0.0
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	496,385
Year Built	1925
Effective Year Built	1984
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	27
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	73
RCNLD	362,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR2	Garage- Avg-	L	247	50.00	1975		56	00	1.00	6,900
PAT1	Patio- Average	L	165	5.89	1986		67		0.00	700
BMT	Basement-Unfi	B	768	26.01	1984		73		0.00	16,200
FOP	Open Porch-ro	B	176	55.00	1984		73		0.00	6,000
SOL1	Solar PV Pane	B	28	860.00	1984		0		0.00	0
WDC	Deck comp w	L	176	28.00	2019		100		0.00	6,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,470	1,470	1,470	252.10	370,587
BMT	Basement Area	0	768	0	0.00	0
FOP	Open Porch	0	176	0	0.00	0
PTO	Patio	0	165	0	0.00	0
TQS	Three Quarter Story	499	768	499	163.80	125,798
WDK	Wood Deck	0	176	0	0.00	0
Ttl Gross Liv / Lease Area		1,969	3,523	1,969		496,385

